ites county, mo. acres, being south half of lots 1 and 2 he north half of section 19 and the h half of lots 1 and 2 in the south half ection 12; also southwest quarter of hwest quarter, and the northwest quarof the southwest quarter of section 20, aship 41, range 33, west of 5th principal dian. This farm lies within one-half lie of Amsterdam, Bates county, Mo; cres smooth, rich land, under cultivations of the county icres smooth, rich land, under cultivabalance is bluegress pasture, about 10 s of which is tumber. This posture rises a smooth mound. Land fenced and fenced. Four room dwelling not in condition; small orchard, well, and coutbuildings of no great value. The has rented for many years from \$35 50 per year, cash. The excellent qualif soll, nearness to railway, schools and ches, and short distance from Kansas, make it a particularly valuable propto rent or occupy. Incumbered for due in about two years, Price \$7.40, 580 for equity, Owner would like a r farm at less value in Kansas, or property.

W. H. GRADDOCK. Nelson Building.

EXCHANGE-100 acres, highly im-ed farm, in Morris co., Kas., \$4,000, for acre, fine farm, in Leavenworth co.,

6; wants income property. acre farm in Carroll co., Mo., \$8,000, acres well improved, in Crawford co., \$10,000, for income property. 0 acre ranch, with stock and imple-s, in Howell county, Mo., \$65,000, for

ne property.

0 acre ranch in Washington co., Mo., l, for income property.

I and see me if you want a good trade.

HENRY GEISS, 574 Sheidley bldg.

HENRY GEISS, 574 Sheidley bldg.

UTIFUL SOUTHERN CALIFORNIA ESTATE
exchange for Kansas City residence erty or equity, lying south of city or uthern part of city. My offer is modern m house; very large rooms, large hall, hangnig closets, large bathroom, large front and rear porches; haw laid with walks and drive; has \$\mathbf{p}\$ acres of able land adjoining campus of flourge college, in city, close to Los Ani; house is beautifully and newly furd, including plano; also fine blooded and new buggy; all thrown in with all; property clear, and worth \$1,500; ers only need answer. Address.

ORANGE SUMMERLAND, Bonnyenture hotel, Kansas City.

TO EXCHANGE. 60 stock jewelry and millinery; want and cash, acre and 120 acre farm, Bates county, both highly improved; want city propacre farm, near El Reno, O. T.,; good ovement; 240 acres in cultivation; want property. 0 acre highly improved farm, St. Clair y, Mo.; want rental property.

ty, Mo.; want rental property.

you have anything for sale or exge, call or write,

W. O. CRAIG & CO.,

211 and 212 Sheidley bidg.

LER'S REAL ESTATE EXCHANGE. exchange—Mills of every description and or other property. Land in Texas, ansas, Tennessee, Kentucky, Missouri, xchange for mills or city property, have \$2,000 first mortgage 5 per cent is to trade for city iots; \$2,000 stock ware and an \$1,800 cottage to trade a farm; will assume. Several good is in Illinois to trade for mills or handise, Haif interest in 112,000 stock chandise, and a \$2,500 dwelling, to trade a good mill. List your mills, ranches, property, with us. We do an exclusive ange business, 324 Nelson bldg.

D. SiMS, Manager. LER'S REAL ESTATE EXCHANGE.

vant smaller residence, farm or lands modern residence, is rooms, 26th and adotte sts., opposite Penn Valley park, adid view; if you want a good home a investment, investigate at once; must add by November 1st. This is the bar-of this town. W. T. LITTLE, 515 Main st. COST \$17,000.

EXCHANGE-\$3,500 stock of clothing. s and shoes and gents' furnishing s to exchange for a good farm or all property in Kansas City. This is ce, clean stock of staple goods, lo-i in a good country town. 0 Minnesota ave., Kansas City, Kas.

EXCHANGE-8 acres in Coffey ty, Kas., clear and well improved, to ange for Kansas City, Kas., rental acres clear in Pratt county, Kas., im-ed; want Kansas City, Kas., clear al property. J. B. GOODING. 207 Kansas ave., Armourdale.

BUSINESS OPPORTUNITIES.

have secured a tract of land at \$10 are, ripe for subdivision. This land is ne line of an electric rallroad. We are ing a syndicate to handle it. Subtions will be received for sums of \$100 upward. The profits will be large and afer investment can be made.

WILLARD E. WINNER.

709 Main st., Kansas City, Mo.

SINESS OPPORTUNITY-Established ag real estate business, including an int residence, 100 miles from K. C.; topportunity for live man; owner will n an interest and devote a part of his to the work, if desired, Call or ads BUSINESS, 501 New York Life bldg., sas City, Mo.

R SALE-Retail oyster, cigar and y business; all necessary furnishings; thing new; excellent condition; best ion in city; extra bargain; good rea-for selling. We have good farms to for merchandise, 625 Nelson bldg.

T RICH-\$3.00 buys a share in our big el company; it cuts 17 gold veins we besides veins that have produced over 0.000 in gold. Write for prospectus. H. COE, Manager, 111 5th ave., N. Y. buy, sell and exchange business kinds, When you want to sell or buy on us. CAMERON & HAZEN, 501 Keith & Perry bldg.

R SALE-Real estate office, deaks and ture, doing a paying business. Large ange list. \$250 cash, balance out of property. Address L 315, Journal.

NTED-Subscribers to the capital of the Kansus City Bullding and Association, No. 6. For information, on Phil Doppler, 1401 Grand ave. NTED-Man to run first-class hand iry; none but experienced and comt need apply; state salary expected. sss L 218, Journal office. PORTUNITY-Live, energetic man with means, can secure fine position; per-nt business; big pay; no risk; inves-a. 626 Nelson bidg.

R SALE-Retail meat market; well ted and doing good business, Address Journal office.

REMOVAL NOTICE.

CARL FULDNER informs her ns that she has removed to her new 1411 Grand ave.

REAL ESTATE TRANSFERS.

RMAN & ROBERTSON, proprietors stracts and examiners of land titles, 6 East Sixth street, furnish daily the fers of real estate filed in the record-office at Kansas City, Mo. lee—All transfers appearing in the reports contain covenants of general anty unless otherwise stated. Hynd to Clara Wheat;

ha C. Hynd to Clara Wheat;
t of lot 11, Kester's addition...\$
am N. Collins and wife to Ida
Powers; lot 4, Smith's Pros2 avenue addition...\$
1,250
avenue addition...\$
2,000
a Strehorn to Ida M. Palmer;
12, Deardorff place...\$
1,000
B. Carothers and wife to J.
Scharch: part of lots 6 and 7,
kert's second addition...\$
4,400
k Welsh to William L. Lynn;
6, 14 and 15, Juliette place...\$
25, block 2, resurvey P. S.
wn's subdivision...\$
20, block 2, resurvey P. S.
wn's subdivision...\$
21,100
20 Erooke et al to Penn Trust
apany; lot 1, block 9, Whited place...\$
1
QUITCLAIM DEED. d place...
QUITCLAIM DEED.
les C. Hill et al to Frank M.
: lots 31 and 32, block 54, Turner

D TITLE GUARANTEE COMPANY

FOR SALE-REAL ESTATE.

Lots 40x105 TAKE 15TH ST. 6 PpHcos \$1

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ROYER'S SNAPS. FOR SALE-

FOR SALE-REAL ESTATE

No. 1. Good two story 8 room brick house stroom celar, furnace, double hot water system, asphalt street: 33 ft. lot, on grade, east front, 1 block from cable, near 28th and Cherry, \$3.600, or 58 ft. and house for \$4.200. What we want is an offer, for it will be sold away low down. Easy terms,

The handsomest 100 ft. lot on South Oak for \$1,850, 2 ft. above grade, macadam street, curbed; city water, gas and sewer all in. Just think of it! Fine location and neighborhood. Easy terms. Remember the High Oak boulevard. This ground will soon be worth \$50 a ft., but to-day we can give it away for \$18.50 a ft. Look it up.

A nice little 2-story 5-room frame, 25 ft. lot, east front; just above grade; on a corner; ½ block from 12th st. cable; East side, Only \$1,000.

The only 50 ft. lot on grade on South Main st., near 29th, for \$36 a foot; easy terms. Over \$500 special improvements; as-phalt street, 109 ft. wide, and sewers, all paid; near new \$5,600 home. Beautiful, new and very attractive home near 29th and Campbell. This is the finest and best house in that select neighborhood for \$6,000. Handsome lawn, 50x160. Strictly modern and up-to-date. High and sightly. East front; 8 big roomy rooms. Easy terms.

No. 6. A handsome 50 foot lot; east front; mort-gaged for \$1.000. Near end of the Woodland electric, 35th. Will sell for \$650. Quick.

2 story 5 room house, 25 foot lot, near 25th and Olive; here is a chance for the workingman; \$550. No. 8. An elegant 8 room house, modern in every respect, and up-to-date; 50 foot lot; near 36th and Baltimore ave. (Hyde park); \$5,250.

W. H. ROYER & GO., 447 and 4471/2 Sheidley bldg. Brick House. S rooms and bath, water closet, furnace, mantel, grate, cellar under whole house; asphalt street, sewer, etc.; an ideal home and must be seen to be appreciated; owner leaving the city; South side, on the hill; 58 foot lot; price \$4.250.

Five Acres On Troost ave.; east front, high, sightly location; this side Waldo homestead; former price \$1,500 per acre; now \$350 will buy it; easy terms.

120 Acres This side Waldo race track, nearly all in bluegrass; 5 room house, large barn, 10 acres in orchard and small fruit; splendid well; fine spring. Price \$100 per acre, which is only half value. E. S. TRUITT & CO., 12 East 9th st.

ACRE TRACTS. Bargains Glose In. 19 acres unimproved, 2 miles from Union 19 acres unimproved, 2 miles from Union Pacific shops; \$1.250.

10 acres, fine house, same location, \$3,000.

7 acres, nice house (same), will exchange. Also gilt edge bargain, Armourdale bottoms, 3 and 8 acres.

Any of this list on easy terms.

Also 15 acres improved, 4 miles from city, fine land, \$1,200.

Also 1½ acres, small house, ½ mile from three car lines, \$700; easy terms.

Also 18 acres, fine 7-room brick house, cheap.

cheap.

18 acres, 1½ miles Union Pacific shops.

18 acres, 1½ miles Union Pacific shops.

Single acres 255 to \$550, easy terms, will exchange number of other places.

Also farm lands and bargains in city oroperty.

J. P. CLARK,
624 Minnesota ave., Kansas City, Kas. NICE HOMES! EASY PAYMENTS. Flora avenue north of Linwood, 8 room modern frame, beautiful lot 50 feet, fine location. Price, \$4,500. Vine street near Linwood, new 8 room modern brick, east front, fine lot. Price, Modern block, east 1800.

Michigan near Linwood, 7 room cottage, beautiful yard, \$2.500.

East 6th near Prospect ave., 8 or 9 room buff brick, 1 block from Independence boulevard; thoroughly modern, 48 foot lot, Nice place, \$5.500.

WHIPPLE-WOODS PEALTY CO., 110 West 8th street.

Handsome Home For \$5,000

We will sell this week one of those new and handsomely built homes at 9th and Agnes for \$5.000; they are thorough y built, entirely modern and some new features. Silis, Northup & Co., Keith & Perry bidg. FOR SALE—At much below first costs 8 room frame on Hallock st., 37½ foot lot, \$1,000.

5 room frame on North 14th st., 50 foot lot 1800. 6 room frame on North 14th st., 50 foot 5 room frame on North 16th st., 31 foo A small cash payment, balance monthly.
J. J. SILVER,
648 Minnesota ave., Kansas City, Kas.

Modern Home in the Linwood district, two blocks from Troost car; it has 6 nice rooms, cemented cellar, furnace, open nickle plumbing, sewer, water and gas; street paved; lot 45x140 feet, all sodded; price, \$5.20; can make terms to entit to entit the control of the control erms to suit.
KING REALTY CO., 12 E. 9th St.

Buy a Farm—Kansas. 304 acres in Wyandotte county. 22 acres in Wyandotte county.
160 acres in Decatur county.
160 acres in Jefferson county.
160 acres in Franklin county.
160 acres in Franklin county.
161 Farms in Kansas and Missouri. Houses and lots in Kansas City, Kas.

John B. Campbell, III KANSAS AVE., KANSAS CITY, KAS.

\$5 PER FOOT. 50 feet, east front, two blocks from street car line; on the South side; this lot is smooth and on grade; this is a place to save your earnings; 50x130 feet for \$25; will take '25 cash, balance in small monthly

payments to suit. KING REALTY CO., 12 E. 9th St. South Side Home In Linwood district, 3 blocks of cable; asphalt st.: 59x169 foot lot; new house, 9 room brick, with all modern improvements; one of the best built in city. Ready to show and sell; easy terms. Price \$5.50.
WHIPPLE-WOODS REALTY CO., 110 West 8th,

FOR SALE—SNAP.
68x120 ft. on corner: car line passes it;
this is cheap. Price, \$500.
We have other vacant property cheap;
also cheap improved property, all on easy
terms.
M. W. STEWART & CO...
Columbia bldg., Kansas City, Kas.

\$1,600 buys a good 8-room house, south front on the hill; this house is in first-class condi-tion and will rent for \$18 per month; will take \$250 cash, balance in monthly pay-

KING REALTY CO., 12 E. 9th St. FOR SALE TO BUILDERS—222 feet by 185, southwest corner 19th and Cleveland, lies beautiful, on grade.
J. S. K., 315 New York Life bidg. FOR SALE-Good 25 ft. lots on Splitlog ave., close to 6th st. Price only \$200 each. Money to loan. W. H. BIGGER, 547 Min-nesota ave., Kansas City, Kas. FOR SALE-REAL ESTATE.

HYDE PARK DISTRICT, WHITTIER PLACE.

New Homes, Just Completed, Modern in Every Particular. 8, 9 and 10

ROOMS.

Exposed Plumbing, Mickle Plated. Porcelain Bathtubs. Oak Floors. Mantels and Grates. Gas and Gas Fixtures. Sower, Water and Gas.

STREETS

Paved With Asphalt. Granitoid Sidewalks. Yards Sodded. Large Shade Trees. Good Churches and Schools. Every Resident Owns His Home, 12 Houses Completed 7 Have Been Sold.

> PRICES \$4,750 TO

\$5,500. They will be open today for inspection

2 to 5 P. M.

Location

Baltimore Avenue and Wyandotte Street, Between 39th and 40th Streets. ome block west of the terminus of the Westport Cable.

Terms:

Small Cash Payment Balance about same as rent.

These are not Contract Houses, but Built by DAY LABOR. We Guarantee Every

Part of the Comstruction.

Why Pay Rent? MAKE YOUR SELECTION TO-DAY.

Charles E. Finlay-Co.,

Agents. 109 E. 11th Street. Opposite Bullene's.

FOR SALE-REAL ESTATE.

The Choicest Farm in Wissouri. 220 acres in Cass country, fine'y improved; good buildings, corrais, water, fenced and cross fenced, orchard, and close to shipping points; best black loam s.il; will take small farm near city in trade. Call cr write. Price \$37 per acre.

FOR SALE OR TRADE 2.509 acres oak timber land; has not teen culled; scale 5.600 feet per acre; about one-third valley land; good roads and river for shipping lumber; price 83 per acre. 81 per acre cash, balance good realty property.

FOR TRADE. Good 80 acre farm to trade for a cottage home of 6 rooms; must be brick and mod-

ern.

ALSO,

Splendid 531½ acre farm in miles south of Kansas City; part bottom land; finely improved; good buildings orchards, well fenced and watered. This is especially cheap and to be desired. See or write.

S. J. HERRICK & CO.,

117 Navajo bldg., City.

Bargains.

113x132 corner on Belt line, near Grand avenue, both streets paved, \$6,000. 100 feet, Troost, near 13th, \$5,250. This is yeary chear. 100 feet, Troost, near 13th, \$2.59. This is very cheap.
100x120 at 3rd and Washington only \$1.200. Two-story frame, 7 large rooms; house in excellent condition; newly painted; nice oak mantle; large lot; South side, one block from boulevard, and near car line. Price, \$1.500. Terms easy.

8th, near Prospect, 7 rooms and bath; brick and frame, nearly new; porcelain tub; piped for furnace; lot 37x145, A \$3.500 home for \$2.500; terms reasonable.

A few doors from Walrond boulevard, north of Independence avenue; nice new, thoroughly modern, 7 rooms; reception hall and bathroom, large closets; good sized lot; shade trees; street payed; stone walk, exshade trees; street paved; stone walk, ex-cellent neighborhood. Price, \$3,500; terms

FOR SALE—REAL ESTATE.

80 acres, improved, 2 miles from Blue Springs, Jackson co., \$25 acre; snap.

80 acres, improved, 3 miles from Blue Springs, Jackson co., \$20 acre; snap.

108 acres, improved, near Lee's Summit, Jackson co., \$27.25 acre; snap.

240 acres, improved, 14 miles from Kansus City, \$40 acre; snap.

30 acres, improved, near Lee's Summit, Jackson co., \$20 acre; snap.

80 acres, improved, 4 miles from Lee's Summit, Jackson co., \$20 acre; snap.

73 acres, improved, 12 miles Excelsior Springs Junction, \$48 acre; snap.

40 acres, improved, 1½ miles Lee's Summit, Jackson co., \$45 acre; snap.

160 acres, improved, 3 miles from Guthrie, Oklahoma ter'y, \$15 acre; snap.

160 acres, improved, near Oklahoma City, \$2.25 acre; snap.

2500 acre, 40,000 acre, 158,000 acre ranches, \$1.50 acre.

The above forms have good improved. The above farms have good improve-ments, genuine snaps; come on first train to see 'em. Will go like hot cakes.

J. T. EDLING, Office No. 220. 818 Wyandotte st. Kansas City, Mo.

Look Before Buying. 50 ft. on Park ave., center of block be-tween 10th and 11th, \$50 per ft. 33 ft. on Park ave., between 10th and 11th, \$50 per ft. 100 ft. on 9th st., nw. cor. Park ave., \$3,500 on time or \$3,200 cash; this is a snap for business houses.

5ex140 sw. cor. Linwood and Euclid, \$25 per ft.

50 ft. east front on Lydia boulevard, two blocks south of Linwood, for \$30 per ft. Can you equal this? Four ft. above grade and a beauty.

80 ft. on Warwick boulevard, between 39th and 49th, lot 18, Murray hill, for \$40 per ft. Nothing finer in this city.

Northeast cor, \$th and Brooklyn, \$5 ft., \$30 per ft. 100 ft. on 9th st., nw. cor. Park ave. Northeast cor, 8th and Brooklyn, 85 ft., \$30 per ft. 27 ft. on 11th, between Euclid and Garfield, north side of street, \$30 per foot. Northwest cor, Colorado and Lexington, with stone foundations. This can be bought cheaper than anything in town; make us a bid. make us a bid.

1308 Michigan ave., a nice 4 room cottage;
must be sold this week. Price, \$1,696, \$1,600
cash. GEORGE KUMPF,
Telephone 979. 515 Main st.
Fire Insurance and Real Estate,

\$3,900

Home Bargain. Modern 8 room brick on asphalt street, bath, water, gas, etc., No. 1316 Indiana ave., will be open to-day, 2 to 5 p. m.; go out and look it over; terms, small cash payment, balance like rent. CHARLES E. FINLAY-CO., 109 East 11th st.

FOR SALE-105 ft. cor. on E. 9th st., \$45 per ft.; a snap.

10 room frame, modern, except heat; lot, 51x157½; East side, \$3.800.

9 room, ½-brick, modern; lot, 50x157½, near Troost cable, \$5.500; give offer.

8 room, brick, modern; lot, 50x145, near 9th st. cable, \$4.000; give offer.

Two 9 room bricks, Independence ave., \$4.000 each; the houses cost more money.

7 room frame, lot 50x120, \$1,000; house worth the money.

Other lists too numerous to mention. If you want bargains, see me. you want bargains, see me. GEO, MAGERS, 442 Sheidley bldg.

FARMSI FARMSI FARMSI 3D acres, fine land, 18 miles s. e. of Kansas City, and 5 miles from Lee's Summit; price, 20 per acre. The price has been put down low for a quick sale; the land all around it is held at \$40 to \$50 per acre. This is a rare bargain.

640 acres, fine, well improved farm, 100 miles from Kansas City, in Mo.; has a little mortgage on it at 6 per cent; long time; want clear farm for the equity.

I have a large list of good farms for sale and exchange.

P. J. FRANKLIN.

448 Sheidley bldg.

Boulevard Bargain. On Chestnut avenue near 22nd, good 8 room brick. Good condition. Owner has small family and says sell it. Now remember this is on the boulevard. Price, \$3,750.

WHIPPLE-WOODS REALTY CO...
110 West 8th street.

ACRES. ACRES. ACRES. ACRES.

Several one acre tracts near city which will make desirable homes or a splendid investment. Will double in value in next two years. Near transportation.

ARTHUR C. COWAN.

418 American Bank bldg.

BARGAINS. Some of the cheapest dwelling house property in the city for sale by F. M. LODGIE, 1161/2 West 8th st.

FOR SALE—Pick up snaps now; they can be had in vacant lots south and east; some of our clients are tired of holding these vacant lots, and now is your opportunity. See us this week.

Sills, Northup & Co., Keith & Perry bldg. FOR SALE-Business property on Walnut near postoffice; pay 8 per cent net on price. S. C. FANCHER, 33) Sheidley bldg. FOR SALE-REAL ESTATE.

Choice EAST SIDE

Residence Property,

CONCORD PLACE.

Prospect and Montgail Avenues. Between 12th and 15th streets.

Good Transportation, 12TH AND 15TH ST. CABLES. 9 Minutes' Ride to Main St.

Asphalt Streets. Stone Sidewalks. PATENT CURB AND GUTTER. WATER AND GAS. SEWERS. Size of lot, 40x121 each.

\$25 TO \$40 PER FOOT.

STOCKMEN. LOOK THIS UP.

NO RENTED HOUSES IN "GONGORD PLACE."

Every Resident OWNS HIS HOME.

Houses. LOOK AT 1301 PROSPECT.

THOROUGHLY MODERN HOME.

Exposed Plumbing, Paved Street.

HOME WELL BUILT AND BEAUTIFULLY DECORATED. 10 Large Rooms.

Also,

Several New Homes Just Being Completed Homes or Lots on Easy Torms. Look This Property Dyor and Call at Office.

WE WILL BUILD You a Home According to Your Plans and Let You Pay for It in

Monthly Payments.

12 HOUSES IN COURSE OF CONSTRUCTION. 7 ALREADY SOLD.

Why Not Save Your Rent?

Agent on the Ground To-day.

Charles E. Finlay-Co., 109 E. 11TH ST.,

GROUND FLOOR,

Opposite Bullene's.

BURLINGTON ROUTE TIME CARD

All trains arrive and depart from Union depot HANNIBAL & ST. JOSEPH RAILROAD. HANNIBAL & ST. JOSEPH RAILROAD.

4-Chicago, St. Louis & Quincy Ex., daily. 7:42 am

5-Chillicothe & Brookfield Ex., ex. Sunday 4:09 pm

56-Chicago-Perria Vestibuled Ein! daily. 5:19 pm

16-St. Louis Vestibuled Limited, daily. 3:45 pm

BAILHOAD.
(Depart.)

111-St. Joseph & Iowa Mail, daily. 7.50 am
12-St. Joseph & Iowa Mail, daily. 10.58 am
12-Omaha & St. Paul Far, Mail. daily. 10.58 am
12-Omaha & St. Paul Far, Mail. daily. 10.58 am
13-St. Joseph & Iowa Express, daily. 125 om
12-Omaha, Sloux City & St. Faul Ex, daily 2:55 pm
12-Omaha, Sloux City & Omaha Ex, daily 2:55 pm
13-Iowa & St. Joseph Express, daily. 10:10 am
14-Leavenworth Passenger, daily. 10:10 am
15-St. Paul, Sloux City & Omaha Ex, daily 2:55 pm
16-St. Joseph Fart Mail, daily. 6:55 pm
16-St. Joseph Fart Mail, daily. 6:55 pm
16-St. Joseph Fart Mail, daily. 5:37 pm
18-St. Joseph Fart Mail, daily. 5:37 pm
18-St. Joseph Fart Mail, daily. 6:55 pm 15—Denver, Utah & California Special, daily, 10:40 am 15—Lincoln, Billings & Puget Sound, daily, 10:40 am (Arrive.) 16—Denver, Utah & California Ex., daily, ... 3:20 pm 16—Lincoln, Billings & Puget Sound, daily, 8:30 pm

FOR SALE-REAL ESTATE.

ATTRACTIVE PRICES IN REAL ESTATE—Here is a tract in Troost highlands, 25 by 105 feet, high and level, trees on it, sidewalk to Westport cable, street on three sides of it; east, south and west fronts; only \$1,000, less than \$4 a foot, Rare bargain. fronts; only \$1,000, less than \$4 a foot. Rare bargain.

A very stylish 4-room cottage in N. Hyde park, on Knickerbocker ave., for \$1,500. See it.

132 by 29 ft. on southeast corner of 15th and McGee. Make us an offer.

\$1,800 will buy an 8-room brick house, all modern; asphalt street, on Cherry, north of 31st. Must sell it at once.

50 ft. on south side of Peery, near the new Benton boulevard; want \$5 a foot, but we want an offer.

Neat as a pin, new 5-room house, hardwood finish; bath, closet, barn, gas. trees; on a cable; east front; stone walks; asphalt street. You must see it to appreciate it. \$2,200, one-half cash.

25 ft. on Cleveland; east front, near 25th, \$255.

Here is a pretty 5-room house in a tiptop condition: 4 closets; payed street, on the street of the second street. bargain. top condition; 4 closets; paved street, on Baltimore near 30th; for \$1,800, with \$1,000 cash.

72 ft, on Washington, runs back to Broadway; two fronts; in Westport; only \$1,40.

In K. C., Kas., we have a big 3-room house in first-class shape; 50 feet; cast front; on a car line; high and sightly, for \$2,000. \$2,000. Olive, near 25th, new 8-room brick; slate roof; porcelain bath, gas, furnace, laundry, hardwood finish; asphalt street; stone walks; 59 feet; \$5,500, about \$2,000 Near 13th and Olive, a neat 6-room press-ed brick house; bath, gas and furnace; strictly up to date: 35 feet; street paved; \$3,299, about one-half cash. This is a pretty home.

E. H. PHELPS & CO., 506 American Bank bldg.

Make An Offer. SPLENDID BUILDING LOTS.

Lot 11, block 1, Mount Panorama addition, Lot 9, block 8, Reynolds' Grandview park addition. Lot l, block 5, Mount Pleasant addition. Lot 2, block 5, Mount Pleasant addition Lot 9, block 2, Pullman heights. Lot 10, block 2, Pullman heights.

Make An Offer. Apply to GEORGE LONG, 611 Minnesota avenue, Kansas City, Kansas.

FOR SALE;—
Good 8 room house and 60½ feet of ground on northwest corner of 22d and kansas ave.; front hall, two mantels, gas in kachen, large shade trees, nice nigh ground, two story barn, cistern, cellar, etc.; one block of Henton boulevard; very easy terms; p.ke 32,50. If you want a genuine bargain, look at this property and see me Monday.

10 room modern brick house; 100 feet of ground; good barn; one of the best streets and residence part of the city; elegant srounds, fine surroundings. It is a good home and so cheap that it ought to sell readily as an investment; only \$8,000.

A nice little cottage of four rooms, on East side, and one bock of 12th st. cable; 25 foot lot; rents for 30 per month; easy East side, and one block of 12th st. cable; 25 foot lot; rents for \$10 per month; easy terms; price only \$1,000.

New 8 room house, thoroughly modern, one block of Independence avenue; payed street, stone sidewalks, 30 foot lot; easy payments. Price \$3,500.

Good 8 room frame house; 50 foot lot, near Troost and 33d st.; a bargain; easy terms. Price \$3,500. Troost and 33d st.; a bargain; easy terms. Price \$3,500. House and 50 foot lot, near lith and Prospect; easy terms. Price \$1,500.

ice \$1,500. B. S. KING, 420 N. Y. Life bldg. \$1,450 Easy Torms. No interest on deferred payments; 7 room house all in good order; large lot on paved street; brick sidewalk; city water in yard; one block from street cars.

\$39-4 room cottage, near three car lines, east front, well shaded; this property has just been taken in on a \$1,200 mortgage; look this up.

\$4,000 for a new house, elegantly decorated, strictly modern; cemented cellar divided into four compartments; Al furnace; woodwork finished in solid cak; east front; near Linwood school; beautiful bluegrass lawn; well shaded. Don't pass this by.

Thing is a small find so 700 this is a snap for **\$2,700**.

House of 8 rooms, Al order, all moderns but heat; asphalt pavement; granitoid sidewalk; near 7th and Prospect ave.; this price for a short time only.

H. R. TOMLINSON,

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FOR SALE—The only 50 foot lot on Main st. (street 100 feet wide), on car line, near 25th st., on grade, with all special improvements paid; \$35 a foot.

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FOR SALE— \$450-50 ft. lot, 2-room house; barn, shade trees and cistern; easy terms. \$900-6-room house, Euclid, near 17th st.; \$900-6-room nouse, and tillable; good easy terms.
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FOR SALE-10 acres, improved; house, barn, orchard; ½ mile southeast city im-1s; big bargain; \$3,000.

500x43 feet, switch property, in West bottoms; \$5,500.

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12 acres, good 6 room house, barn, fine water, nearly all in fruit, \$1,600.

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We have just received orders to sell a choice 9 acres on 12th st., near transportation, it is a snap.
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1.05 acres in Polk county, Tex... 7 miles from Livingston, county seat of Polk county, all under fence with seven strands of galvanized wire on mulberry posts, 400 acres in cultivation, 16 houses on the place, with barns and cotton houses, six 3-room box houses, one two-story 6-room box houses, one two-story 6-room box houses, balance log houses; railroad runs through the place for two miles and one-half, with flag station on the land; bounded on the south by the Trinity river, on the west by Long Cane creek, nearly all bottom land and the very best river bottom farm in the state of Texas; never overflows and never falls to make a crop. Big investment for anyone that wants to hold this land; can be sold for \$40 per acre inside of two years; country settling up and improving rapidly; 60 miles from the Gulf of Mexico; steamers come right up to the place on the Trinity river; this land is worth \$25 per acre at a low price, clear of all incumbrances; will trade for real gatate and business property, or good stock of dry goods; do not write me unless you have something of value to it. Address, EUGENE PARRISH.

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WANTED-For cash, 20, 40, 80, 160 acre farms in Jackson, Platt and adjoining counties of Kansas City; must be bargains. J. T. EDLING, \$18 Wyandotte st., Kansas City, Mo. WANTED TO BUY-I have a customer for a 6 or 7 room house, not to cost more than \$2,000. Within walking distance of 12th and Main preferred. M. B. WRIGHT, 222 New York Life.

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